157.0	0008	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	734,000 / 734,000
					USE VALUE:	734,000 / 734,000
					ASSESSED:	734,000 / 734,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
126		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROEPKE JOHN
Owner 2:	YANG JUN
Owner 3:	
Street 1:	126 GEORGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BLOORE DAVID G & SUZANNE W TRS -
Owner 2:	DAVID G BLOORE FAMILY TRUST -
Street 1:	37 HASTINGS RD
Twn/City:	BELMONT
St/Prov:	MA Cntry:
Postal:	02478

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1926, having primarily Wood Shingle Exterior and 1643 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	309,400	4,600	420,000	734,000
Total Card	0.138	309,400	4,600	420,000	734,000
Total Parcel	0.138	309,400	4,600	420,000	734,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.74 /Parcel: 446.74

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 105013

GIS Ref

GIS Ref

Insp Date 05/21/18

!12343!

PREVIOUS ASSESSMENT

Parcel ID 157.0-0008-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	309,400	4600	6,000.	420,000	734,000		Year end	12/23/2021
2021	101	FV	286,500	4600	6,000.	420,000	711,100		Year End Roll	12/10/2020
2020	101	FV	286,400	4600	6,000.	420,000	711,000	711,000	Year End Roll	12/18/2019
2019	101	FV	258,700	4600	6,000.	420,000	683,300	683,300	Year End Roll	1/3/2019
2018	101	FV	258,700	4600	6,000.	354,000	617,300	617,300	Year End Roll	12/20/2017
2017	101	FV	258,700	4600	6,000.	324,000	587,300	587,300	Year End Roll	1/3/2017
2016	101	FV	258,700	4600	6,000.	276,000	539,300	539,300	Year End	1/4/2016
2015	101	FV	223,900	4600	6,000.	240,000	468,500	468,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:25:17

LAST REV

Date	Time
11/22/21	10:34:45
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12343

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLOORE DAVID G	78495-1	1	8/18/2021		855,000	No	No		
KALT JOSEPH B &	71477-105	1	8/15/2018		787,500	No	No		
MC GINNIS CLAUD	57328-453		8/22/2011		487,000	No	No		
HORGAN ANN E/MA	49765-139		7/12/2007		475,000	No	No		
WINSLOW DEBRA M	32877-452		5/17/2001		367,000	No	No		
MORELL LILLIAN/	26900-118		12/12/1996		183,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2014	516	Recheck	600					
5/25/2011	489	Re-Roof	8,800					HOUSE & GAR
11/5/2008	1399	New Wind	9,550					
10/27/1998	767	Manual	2,800					THREE SKYLIGHTS

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2021	SQ Returned	JO	Jenny O
9/16/2021	SQ Mailed	JO	Jenny O
5/2/2019	SQ Returned	JO	Jenny O
5/21/2018	MEAS&NOTICE	BS	Barbara S
6/19/2014	Info Fm Prmt	PC	PHIL C
7/3/2012	Measured	JBS	JOHN S
11/22/2011	MLS	EMK	Ellen K
3/6/2009	Inspected	163	PATRIOT
12/3/2008	MLS	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	105013
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.01989794
Adj $ / SQ:	137.686
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324298
Depreciation:	14918
Depreciated Total:	309381

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

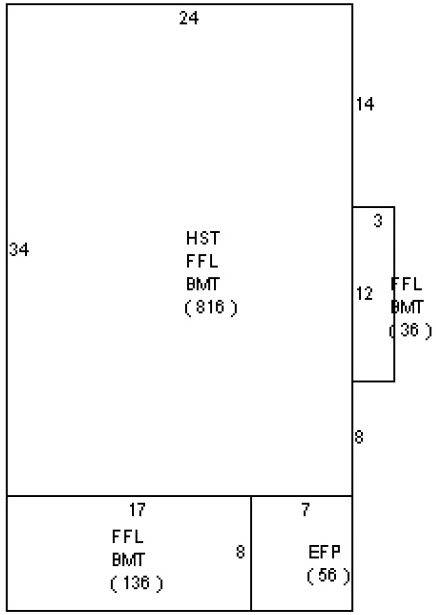
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	137.69
Special Features:	0	Val/Su Net:	126.80
Final Total:	309400	Val/Su SzAd	221.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	988	48.020	47,442
FFL	First Floor	988	137.690	136,034
HST	Half Story	408	137.690	56,176
EFP	Enclos Porch	56	74.040	4,146

Net Sketched Area:	2,440		Total:	243,798	
Size Ad	1396	Gross Area	2848	FinArea	1643

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 157.0-0008-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	17X20	A	AV	1926	22.35	T	40	101			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:	Total: 4,600

IMAGE

AssessPro Patriot Properties, Inc